

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: October 27, 2011**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:00 PM.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present: Absent:**

**Paul F. Waldman John Iglioizzi**

**Dolores Casella Nicholas Narducci (Excused)**

**Thomas Ryan Dorothy Waters (Excused)**

**JT Taylor Kevin Jackson**

**Hilary Silver**

**Roger Giraud**

**Venuz Madrid**

**Seven members were present constituting a quorum to conduct business.**

**APPROVAL OF MINUTES (9-29-11)**

**Commissioner Taylor moved to approve the meeting minutes of**

**9-29-11. The motion was seconded by Commissioner Madrid. The chairman called for a vote. The minutes were approved unanimously.**

## **RESIDENT'S COMMENTS**

**Commissioner Cascella reported that a cultural event took place today at Dominica Manor. The residents prepared and were offered foods specific to their varied cultures. It went very well. The Viva Bien Farmer's Market, a collaboration between Brown university's Public Health Program and the PHA, visited Dominica Manor today as well. They offer a large selection of locally grown fruits and vegetables for sale.**

**The Executive Director stated that there will be a number of cultural events in conjunction with Viva Bien in the next couple of weeks at various developments.**

## **CHAIRMAN'S REPORT**

### **Annual Meeting**

**Chairman Waldman stated that the Annual Meeting would be held on December 1st or December 8th, probably at the Faberline Club at Connolly's Wharf. The evening would include a presentation of our annual report, recognition of the Employees of the Quarters and the Year, and recognition of three organizations that have partnered with the PHA in the past year to assist our residents.**

### **Board Retreat Dates**

**Chairman Waldman announced that the annual board retreat would be held on the weekend of April 27th to 29th at the Dan'l Webster Inn in Sandwich, since most of the Commissioners will be available to attend on that weekend. He also asked that the Commissioners fill out the topic survey in their packets and turn it in to Beth in order to assist with the planning process.**

## **COMMITTEE REPORTS:**

### **Asset Management/Capital Improvements**

**Commissioner Madrid presented the committee's report citing energy savings projects and the status of ongoing projects, including: insulating attic spaces and installing bathroom fans at Chad Brown, the modernization project for the Section 8 and Resident Selection work spaces, the server virtualization project, and the replacement of roofs at Manton Heights. [See the attached committee report.]**

**Commissioner Taylor stated that the new roofs are nice.**

### **Budget, Finance & Audit Committee**

**Commissioner Giraud announced that HUD notified the PHA of the final obligation for the CY 2011 Operating Subsidy, which results in a proration rate of 100%. This will generate an additional \$4.4 million in funding for the PHA that will be available for drawdown from September through December. [See the attached committee report.]**

### **Resident Services Committee**

**Commissioner Silver provided a report on activities conducted by the Resident Services Department, including receiving a grant that supports three Resident Service Coordinators for three years, the enrolling of 80 participants for the Family Success Center, and the opening of the Education and Training Center at Coddington Court. [See the attached committee report.]**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report**

**The Executive Director presented the September MMRs to the board and indicated that all key performance indicators were positive with the exception of rent collections. He strongly suggested that the Commissioners look through them to see details submitted by each PHA department.**

### **Items in Board Packet**

**Each month one or more articles related to public housing are included in the Commissioner's packets in order to provide Commissioners with information on housing issues. This month's packet includes the following:**

- A Providence Journal article about the Youth Leadership Academy graduation.**
- A flyer announcing that the PHA is now on Facebook.**
- The PHA Newsletter for Fall 2011.**

### **Capital Fund Program Status Report**

**Mr. O'Rourke stated that all of the Capital Fund Program projects are on schedule and referred the Commissioners to the Monthly Management Report for details on each project. Commissioners may also review the status of every grant program received and administered by the Authority in the finance section of the monthly management Report.**

### **FY 2012 Budget: Status**

**The Executive Director informed the board that the PHA will be submitting the Operating Subsidy Calculation for January 1, which will result in eligible subsidy funding of \$15.3 million or \$36,000 more than last year. At this time we do not know what the proration will be.**

**We will receive this amount only if funded at 100%, which we do not expect.**

### **Youth Leadership Academy Graduation**

**Mr. O'Rourke announced that the Youth Leadership Academy graduated its first class of 17 young men on October 12th. The event was attended by Mayor Taveras, who spoke to the graduates. Also attending were: Jay Paris and Paul Lewis from the North American Family Institute (NAFI), which partners with the PHA to offer the program; Lt. Dean Isabella, district commander for the Providence police; Manny Barros, Senior Vice President for Bank RI, a sponsor of the YLA Program and others.**

**The participants met two nights a week over the last 26 weeks under**

the guidance of NAFI staff and the PHA's Resident Service Coordinators. The Mayor extended an invitation to the graduates to visit City Hall. The next Leadership Academy will take place next summer-fall.

### **Choice Neighborhood Initiative Status Report**

The Executive Director stated that he had just participated in the monthly CNI conference call with Washington and that the project is going well. Two contracts have been signed; one with Olneyville Housing Corporation and the other with Brewster Thornton Architects. The most current quarterly report for the project was distributed.

### **HUD Real Estate Assessment Center Inspections**

The PHA has received REAC scores for five developments: Coddington Court, Dexter Manor, Dominica Manor, Carroll Tower and Parenti Villa. All of the scores were 81% or above, except Coddington Court and the Scattered Sites, which received a score of 46%. This development received a 75% score from our USIG just two months previous to the HUD inspection. There will be a detailed presentation on the REAC inspections at the spring Board Retreat.

### **Presentation: Family Self-Sufficiency Program**

Mr. O'Rourke introduced Sonia Lopez, Family Self-Sufficiency Coordinator, who presented a slideshow explaining in detail the PHA's Family Self-Sufficiency Program. [See the attached

**presentation.]**

**Commissioner Ryan asked what kind of referrals the program provides to the recipients. Ms. Lopez stated that most of the referrals are to partners in the program such as Rhode Island College, Community College of Rhode Island, Genesis Center, and Options for Working Parents. Participants tend to need assistance with training and education, child care, credit counseling, job coaching and work clothing.**

**Commissioner Silver asked what happens to a participant if they lose their job in a bad economy. Ms. Lopez stated that extensions of six months to two years are given to participants when necessary, and that their escrow stops while they are unemployed and resumes when they get a new job.**

**Chairman Waldman asked if HUD imposes a penalty when we have less than 150 participants in the program. Ms. Lopez stated that they do not. Mr. O'Rourke stated that HUD no longer requires that number of participants, but it is the stated goal of the PHA.**

**Commissioner Silver asked if the PHA is helping people who would be successful without the assistance. The Executive director stated that everyone who applies for the program is assisted. We do not screen applicants for selected admission. Commissioner Silver enquired about the Homeownership aspect of the program. She**

wanted to know if we were encouraging persons to purchase a home they could not afford. Mr. O'Rourke stated that we have had only one or two participants default on mortgages under the Homeownership Program. He stated he believes this is due to the counseling and support that they receive throughout the program. Each person is thoroughly briefed on the long-term cost of homeownership. Ms. Lopez stated that the participant's escrow account and first-time buyer incentives have been very helpful to those seeking a home. She believes that they would most likely be unable to achieve their goals without the support of the program.

#### **RESOLUTIONS:**

There were no resolutions.

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

There was no new business.

#### **ADJOURNMENT**

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Taylor, seconded by Commissioner Silver. The meeting adjourned at 6:05 PM.

**Minutes Submitted and Approved By:**



**Beth Herosy      Stephen J. O'Rourke**

**Recording Secretary      Executive Director**